

A TOUCH OF CLASS! A TOUCH OF GOLD!



PREMIUM LUXURY APARTMENTS AT KOLLUR, NEAR TELLAPUR.

# OPEN UP THE TREASURE TROVE!



A PRESTIGIOUS PROJECT BY



[www.svadhbuilders.in](http://www.svadhbuilders.in)

Welcome to the world of **Svadhya Mackenna's** Treasure. Discover a pure Gold value on ORR. Svadhya Mackenna's at Kollur is sought after by people looking for lasting value. Just like the cult classic, "Mackenna's Gold", we endeavour to give a memorable lifestyle and value cherished by connoisseurs for a long time to come.

# MAKE A STATEMENT OF CLASS!



We all are born equal. But some people are more equal when they live in a home that exudes warmth with caring nuances. A well thought out design built in timeless quality. Amenities that touch your soul. An environment that fosters an enriching community. A home that gives more than you asked for. A home inspired by a passion that is not common place. **Svadha invites you to explore the glittering world of Mackenna's. Let the fantasy begin!**

A CLASS WORTH LIVING!

Live an exceptional lifestyle  
in unrivalled luxury and  
purity of elements  
with a cosmopolitan community.

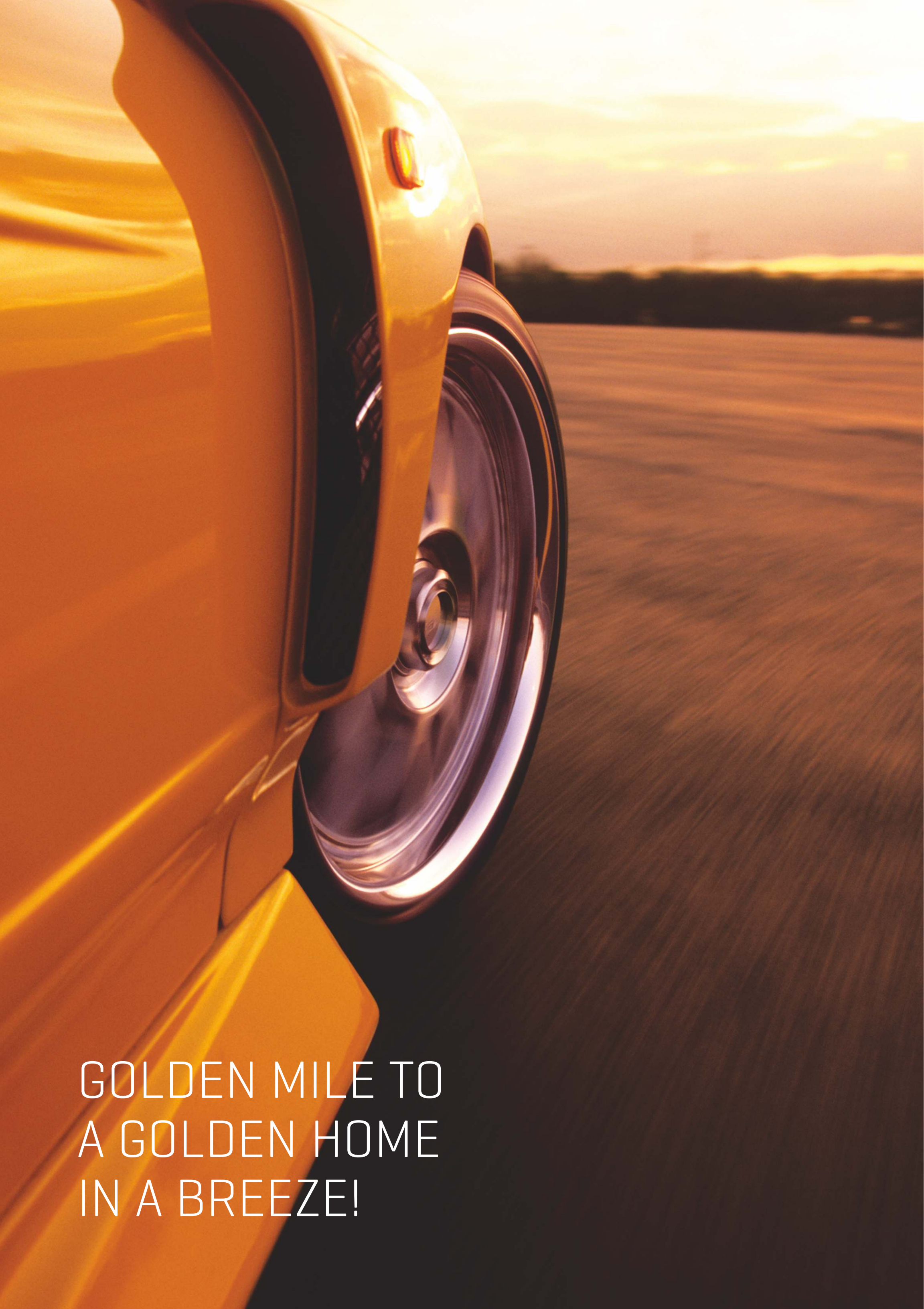
Reach the global destination  
like Neopolis & Financial District  
amidst Fortune 500 companies  
like Google & Microsoft.

Drive effortlessly on 8-lane ORR  
to home as if you're gliding.

It's 24-karat luxury all along.  
We call it a pure fantasy!

LIVE IT UP!

A woman with long dark hair, wearing a white dress, is sitting in a gold, modern-style chair. She is holding an open book and looking towards the camera. The chair is positioned in front of the large text 'LIVE IT UP!'.



GOLDEN MILE TO  
A GOLDEN HOME  
IN A BREEZE!

SILICON VALLEY IN THE WEST,

# KOLLUR

IN SOUTH-EAST ASIA, IS BRIMMING WITH FUTURE.



Kollur, the future's favourite destination is enjoying the gold lining now. Catch the moment of opportunity and enhance lifestyle to gold standard. There are no unfulfilled dreams once you step into **Svadhya Mackenna's**. Comprehensively designed, the global home empowers you to live a golden life in freedom.

DRIVE HOME WITH GOLDEN SUNSHINE & COOL BREEZE IN COMPANY



## What's in store for Kollur?

- A 640-acre mega IT SEZ is envisaged
- The service roads from Narsingi to Kollur will be expanded to 4 lanes on either side
- A proposed new entry and exit points on ORR at Kollur to enhance driving comfort
- Proposal to connect Outer Ring Road to Inner Ring Road to bring Kollur closer to city
- Dignity Homes to enhance Infrastructure of roads, water and electricity to Kollur
- Proposed illumination of Outer Ring Road to improve safety standards
- Proposed 4.5 Meters wide, 42 Kms cycling track along ORR to pass through Kollur.

Reach for the ultimate address!

  
SVADHA  
MACKENNA'S



PREMIUM LUXURY APARTMENTS AT KOLLUR, NEAR TELLAPUR.

Step in to an Exceptional Address!





# ALL THAT GLITTERS IS PURE GOLD!

Rising a few steps away from ORR, Svadha Mackenna's is no ordinary home. The air of exclusivity starts right from the imposing entrance gate. Find the luxe indoors compete with lush green outdoors at every step. Take a breath and admire the exquisite filigree work and the majestic metal sculpture. While the classic design is a delight, the controlled entry-exit points ensure complete security and peace of mind. Designed for demanding IT professionals and the global Indian, Svadha Mackenna's took every care to dish out a home to enjoy life and be productive.

## ENTER A WORLD OF 24-CARAT LUXURY

**3.85** Acres

**67.5%** Open Space

**3** Elegant Towers

**G+14** Floors Each

**492** Luxury Apartments

**2, 2.5 & 3** BHK Units

CHERISH  
A VALUE LIKE  
NO OTHER

  
SVADHA  
MACKENNA'S



# A GILT-EDGED HOME FOR YOU!

Svadha Mackenna's is a gated community of 3 breathtakingly elegant towers, each G + 14 Floors across with 492 luxurious apartments have been laid out in passionately landscaped grounds. Choose an apartment from flexible floor spaces spanning 2, 2.5 and 3 BHK where aesthetics transcends the architectural. Truly, there is no room for mediocrity at Svadha Mackenna's. Finer detail, focus on quality will enhance your living experience. This is the stuff dreams are made of. This is pure magic in gold. You couldn't ask for more in these towers built with pampering details.

GO FOR SVADHA MACKENNA'S



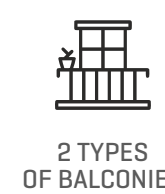
1135 SFT TO 2530 SFT AREAS



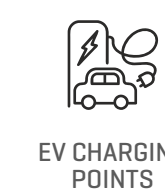
WELL PLANNED FOR VENTILATION



MAIN DOOR SMART LOCK SYSTEM



2 TYPES OF BALCONIES



EV CHARGING POINTS



GAS BANK








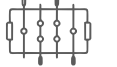





VASTU COMPLIANT

ADD A MIDAS TOUCH TO LIFESTYLE!
















RECREATION  
AMENITIES  
THAT FOSTER  
GOLDEN  
MOMENTS!

		 OPEN LOUNGE AREA
	 SUPER MARKET	 ATM
 AUDIO/VIDEO ROOM	 WEIGHTS TRAINING AREA	 CENTRALIZED A/C GYM
 SPA	 MULTIPURPOSE HALL	 SWIMMING POOL
 HAND FOOSBALL	 SNOOKER	
	 CONFERENCE HALL	
	 DOUBLE HEIGHT GRAND ENTRANCE LOBBY	

THE CLUB LUXE  
AN ARCHITECTURAL  
MARVEL IN  
A GOLDEN  
ENVIRONMENT!



 3 GUEST ROOMS		
 PHARMACY	 OFFICE	
 CARDIO AREA	 STRENGTH & CORE AREA	 CARROM & CHESS BOARDS
 KIDS POOL	 SALOON	 DOUBLE HEIGHT BANQUET HALL
 TABLE TENNIS	 INDOOR BADMINTON COURT	
 PARTY DECK AREA	 CRECHE	



### Spectacular architecture that stands out

Svadha Mackenna's is a triumph of design and functionality. The architecture is based on minimalist contemporary lines, with seamless integration of technology and nature. Space management is a priority in the design of Svadha Mackenna's.



### Opulent entrance lobbies in every block

Each block has its exclusive entrance lobby, luxurious regal seating areas and a welcoming Help Desk. The entrance lounge is where visitors are met without intruding on your privacy.



### Efficient EV charging points on premises

The future belongs to electric vehicles. Svadha Mackenna's has multiple EV charging points right at the parking lots. This facility makes a world of convenience for the residents.



### 4-level Club Luxe

There is no place like 4-level Club Luxe to relax and unwind. You've probably never seen a design marvel like this! Feast your senses on the chic facade and awesome design of clubhouse. Explore a kaleidoscope of joys on every storey. Whatever the age, whatever the mood, whatever the time or day, you can let loose yourself here.



### Oxygen-rich 67.5% open space

Svadha Mackenna's offers a vast expanse of openness. Manicured lawns, ornamental trees, parks and play areas as well as activity zones open up oxygen-rich healthy living space.



### Super-convenient society shuttle

A Mini bus service to Wipro Circle at designated hours is a world of convenience to residents. Save time in commuting and spare it for family comfortably.

# FEATURES THAT MAKE PROJECT STAND OUT FROM CROWD!





PREMIUM LUXURY APARTMENTS AT KOLLUR, NEAR TELLAPUR.

Raise Lifestyle to 24 Karat Gold!



# WORTH ITS WEIGHT IN GOLD!

The promoters' passion takes **Svadha Mackenna's** to another level. It's in a league of its own. The sun-kissed apartments are a tribute to your taste. Nature flows in seamlessly through the large windows and spacious balconies. Thanks to the exceptional space planning, the apartments truly have a lavish look-n-feel. Flowing spaces are witness to countless experiences. You'll love the way the outdoors and indoors blend in harmony! Don't rush. Live one day at a time leisurely to be all yourself and enjoy.

**COME HOME TO GOLDEN HUES**

**KEEP CALM AND LIVE  
EVERY MOMENT LIKE  
IT'S GOLDEN!**



**SVADHA  
MACKENNA'S**



## PROJECT HIGHLIGHTS

- HMDA & RERA Approved Luxury gated community
- 3.85 Acres Gated Community
- 3 Elegant Towers, Each G+14 Floors
- 492 Luxurious Apartments
- 2, 2.5 & 3 BHK Units
- 1135 Sft - 2530 Sft areas
- 67.5% Open Space
- Vastu compliant
- No common walls
- Premium quality specifications
- Exclusive 4-Level clubhouse
- Two -Level car parking
- Entrance Lobbies for every block

## AMENITIES

- Gas bank
- 100% DG Backup
- EV Charging points
- Society Shuttle service to Wipro Circle
- Rain water harvesting pits
- Sewage Treatment Plant
- Ample landscape to elevate magnificent outdoors
- Smart Metering System for Water & Electrical

## SECURITY

- Grand entry with security cabin and gateway portal
- Smart Security Access
- CC Cameras in strategic places
- Intercom facility
- Solar fencing
- Main Door Smart Lock System

EMBELLISHMENTS  
TO A GOLDEN MOSAIC!



## OUTDOOR DETAIL LIKE A GOLDEN BROCADE!

If you're impressed with interiors, think again. The outdoors are far more detailed with nuances and surprises you at every turn. The outdoors draw the community from morning till night. Morning jogging for the elderly, play areas for children, play courts for adults and couples' leisurely walk in sun and shade are the moments truly the residents cherish for a life time.

The outdoors of **Svadhya Mackenna's** is a whiff of fresh air. The manicured lawns are edged by designer pathways that wind their way through the towers. In autumn, golden leaves colour the inner roads and turn the layout into an extravaganza. How about making exercise fun and eco-friendly? Our fitness gym is a great way to burn calories within natural surroundings. We give you a full-fledged **Sports Zone in outdoors** to enjoy Badminton, Cricket, Basketball and more!



The Golden Mantra for Health



A Landscape as Good as Gold

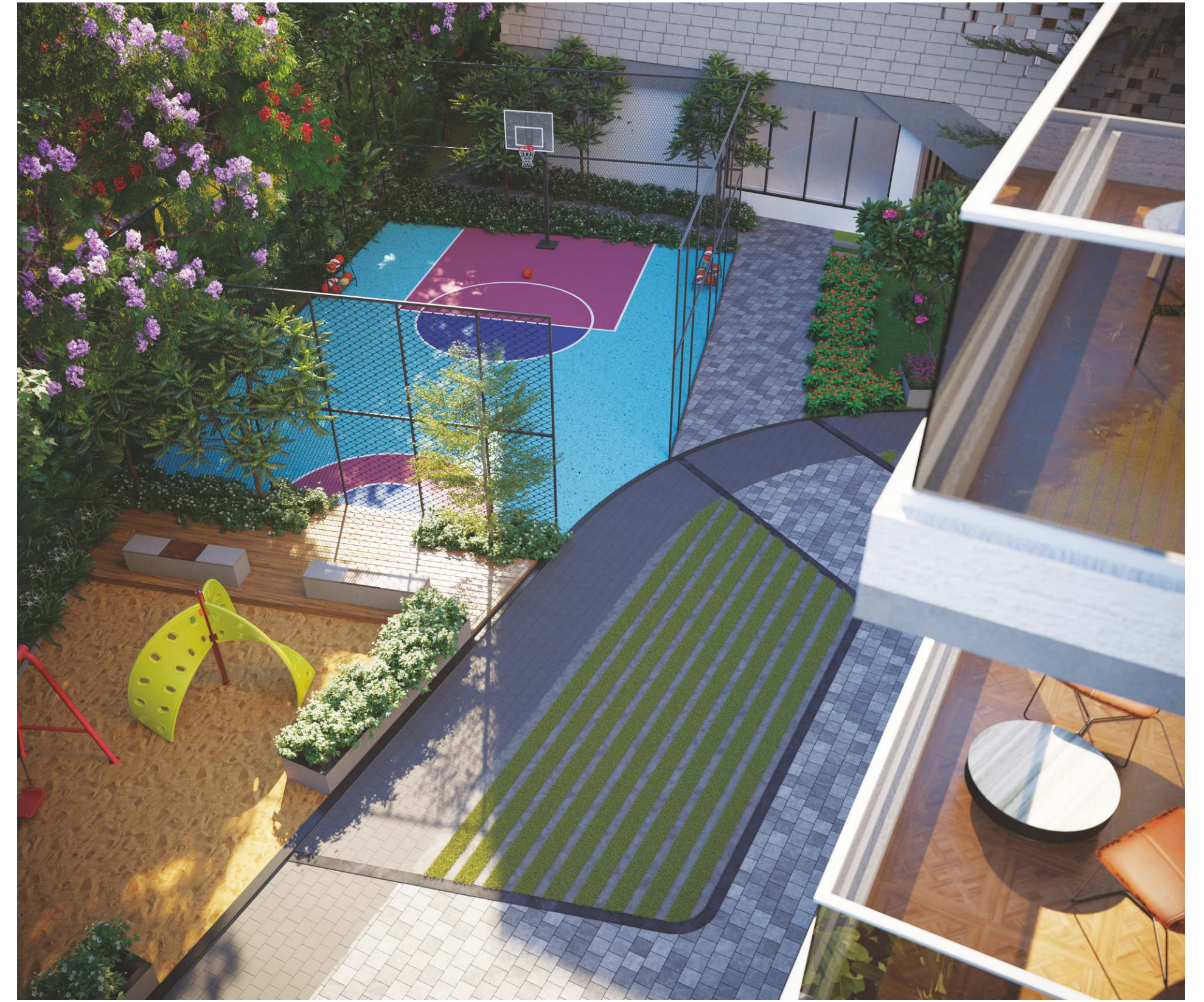


The young ones are full of energy, and our Landscape is designed as their happy place. Colourful and safe, it has a host of play equipment to keep your kids shouting in delight. And of course, there are ample seating areas for the elderly to soak in the sun and catch up with the neighbours. It's a canvas of pretty water bodies, ornamental trees, green shrubs and the most artistic metal sculpture. And just so that you can sit back and take it in, we have shaded seating all over the place. Come out and chill.

**FROM 'LITTLE' JOYS  
TO SENIOR PERKS!**







## OUTDOORS

- Central courtyard with greenery
- Sculpture with water feature
- CNC pylons and Metal sculptures
- Grand party lawn
- Senior citizens seating area
- Cricket practice net
- EPDM children's play area
- Play equipment over sand pit
- Outdoor fitness gym
- Gazebos [Seating under pergola]
- Jogging/Walking track
- Stunning grass pavers & stone paving
- Outdoor Badminton court
- Indoor Badminton Court
- Wooden deck with seating
- Half basketball court



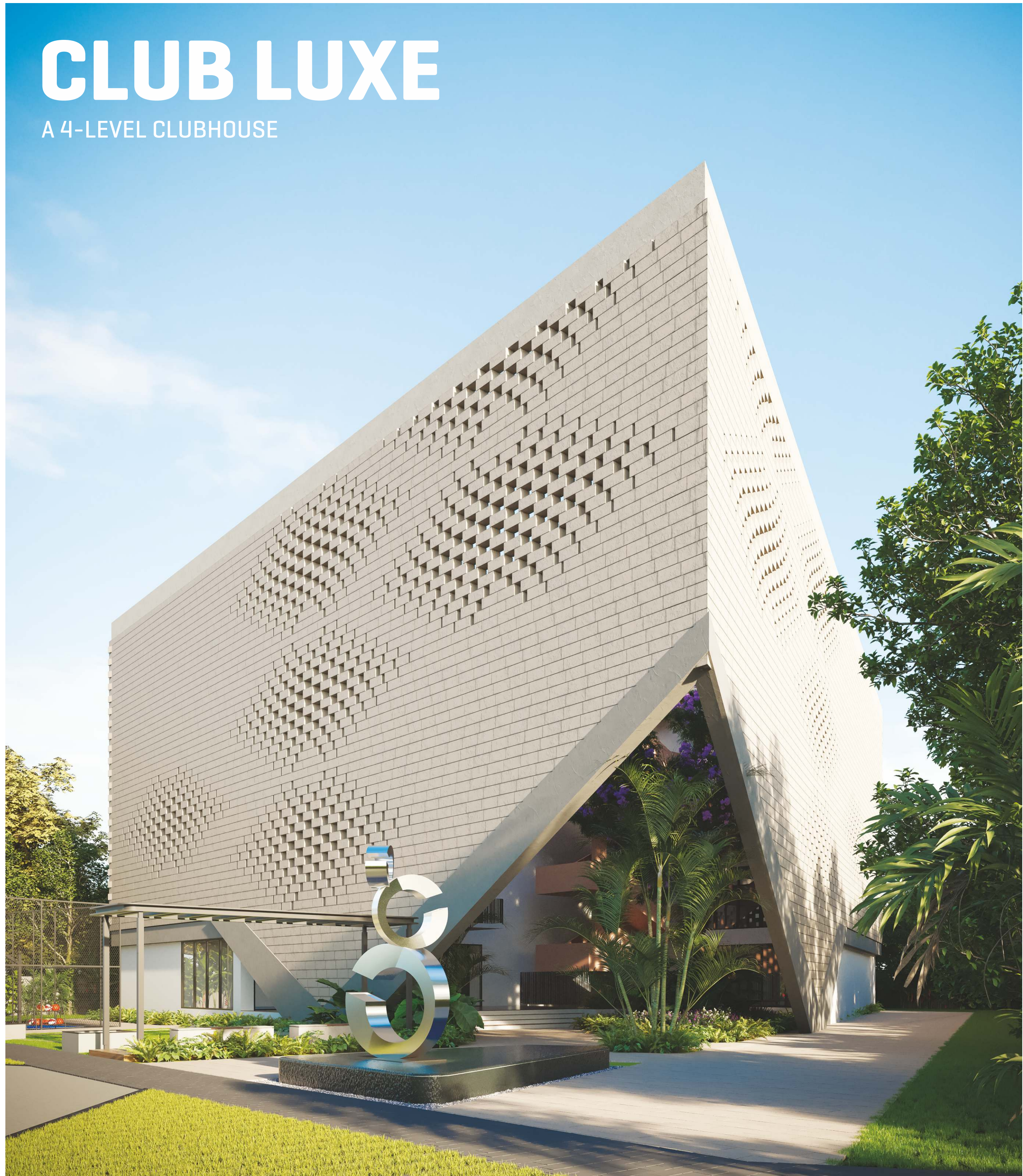
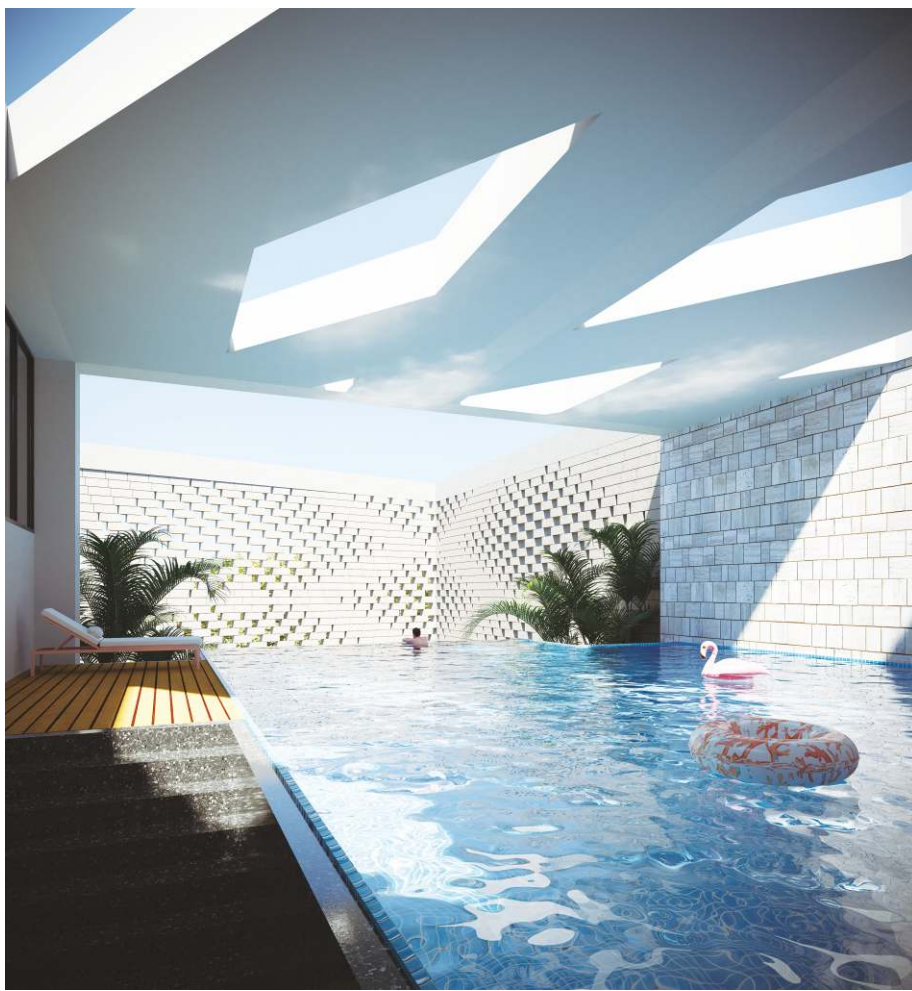
# ADDING LUSTRE TO LEISURE!



LET LOSE YOURSELF  
AND MAKE MERRY!

**Club Luxe** is the ultimate place to entertain, rejuvenate and get ready for the next day. The Fitness Studio, the swimming pool with deckside seating, the Indoor Games area, Creche and so much more at **Svadhya Mackenna's Club** are inviting. You might be into cardio and weights for fitness. You might be a pro at billiards, or quite simply, you could be a working parent looking for a good crèche for your little one. The clubhouse is the ultimate place to chill and unwind.

WHEN THE PRESENT MOMENT IS GOLD, TIME COMES TO A STANDSTILL.



# CLUB LUXE

A 4-LEVEL CLUBHOUSE

### Ground Floor:

- Double height grand entrance lobby
- Double Height AC Banquet Hall
- Super Market
- ATM
- Pharmacy
- Party deck area
- Conference room

### First Floor:

- Multi-purpose Hall

### Second Floor:

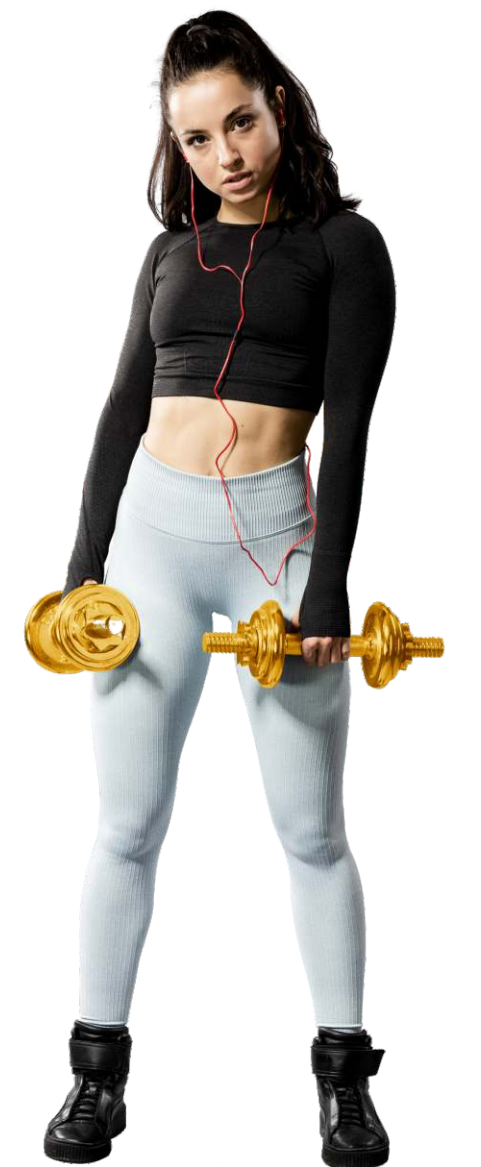
- Indoor Games
- Billiards Table
- Table Tennis
- Hand Foosball
- Carrom
- Chess
- Office
- Three Guest rooms
- Store
- Open Lounge

### Third Floor:

- Swimming Pool with Deck
- Kids Pool
- Creche
- Saloon
- Spa

### Fourth Floor:

- Centralized A/c Gym
- Cardio Area
- Weights Training Area
- Strength and Core Area
- Audio/Video Room





GROUND FLOOR PLAN



## LEGEND

1. Main entry
2. Exit
3. Security cabin
4. Water feature with sculpture
5. CNC pylons
6. Lawns
7. Main entrance water body
8. Outdoor fitness station
9. Elders seating area
10. Cricket pitch with practice net
11. Play equipment over sand pit
12. Seating under pergola
13. Metal sculptures
14. Elders walking track
15. 23' Wide fire driveway with grass pavers & stone paving
16. Cycle track
17. EPDM play area
18. Entrance granite paving
19. Outdoor badminton court
20. Club house entrance paving
21. Wooden deck with seating
22. Wooden deck
23. Half basketball court
24. Pathway
25. Seating plaza

FULL BALCONY

## TYPE-1

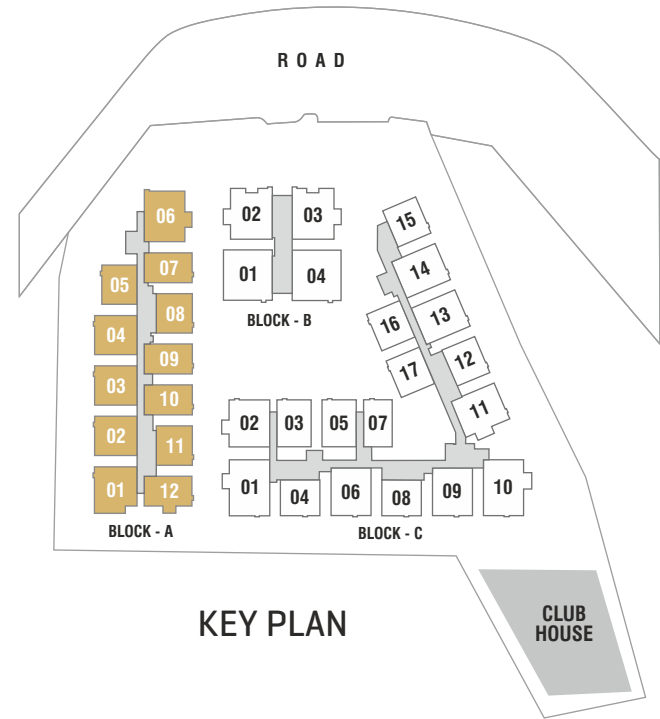
FLOORS - 2, 4, 6, 8, 10, 12 & 14

HALF BALCONY

## TYPE-2

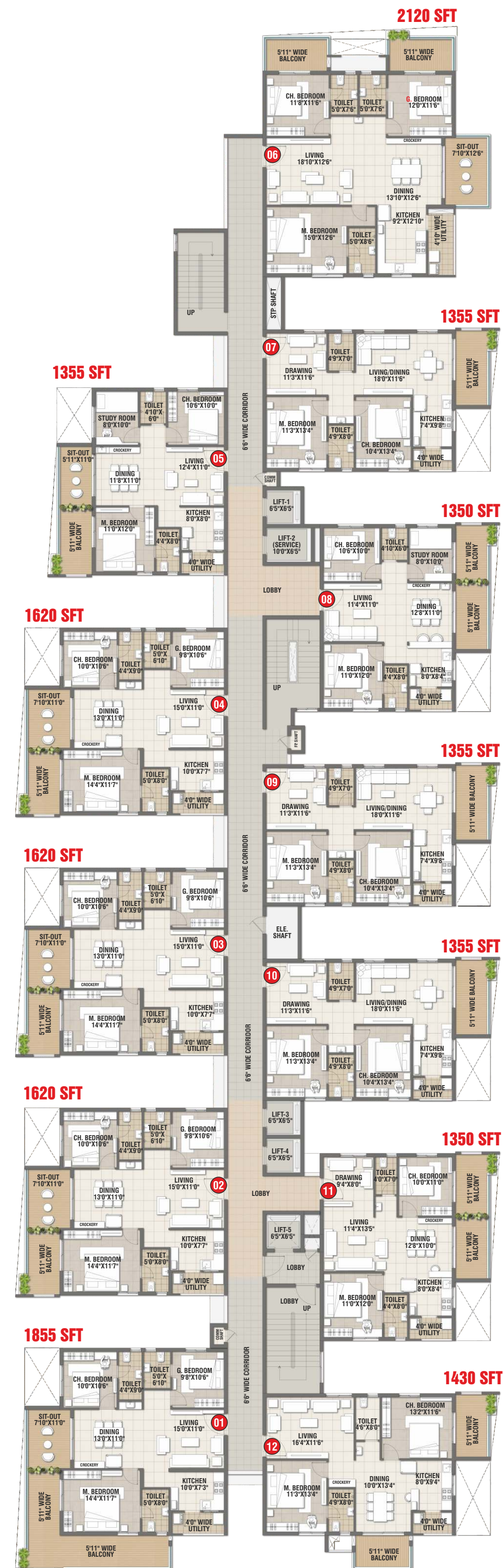
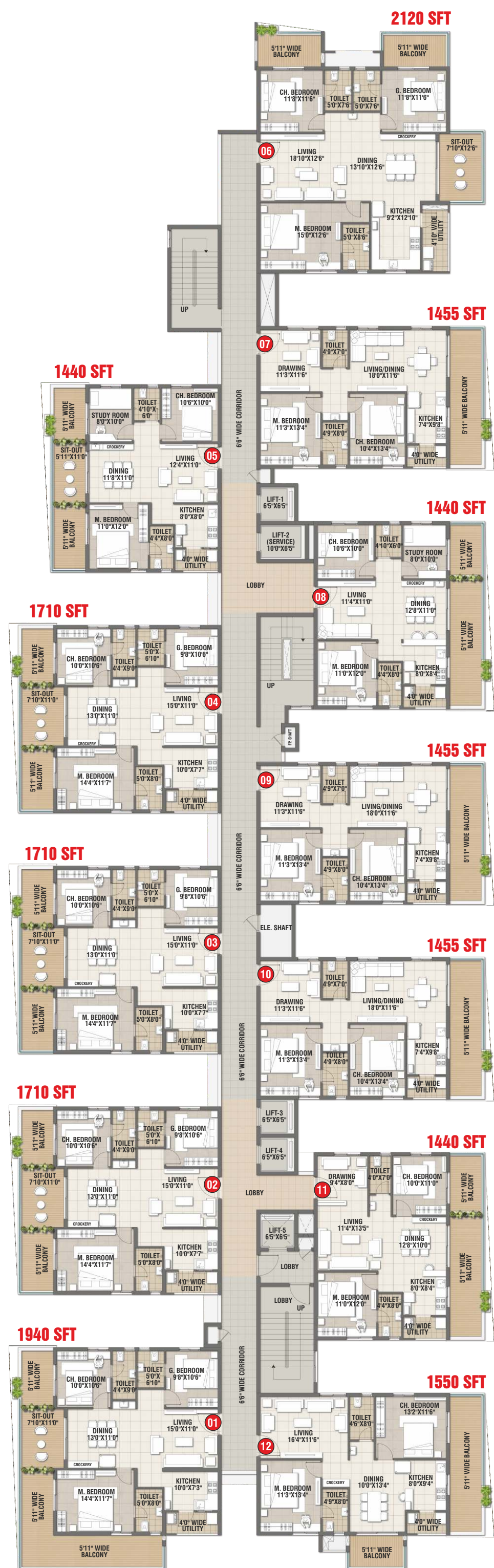
FLOORS - 3, 5, 7, 9, 11 & 13





TYPICAL FLOOR PLAN  
2, 4, 6, 8, 10, 12 & 14 FLOORS

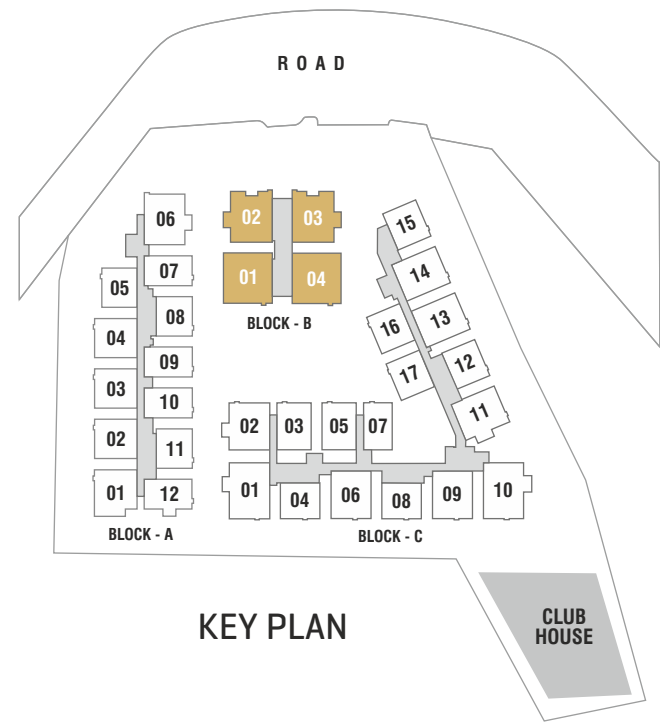
TYPE -1  
BLOCK-A  
FULL BALCONY



TYPE -2  
BLOCK-A  
HALF BALCONY

TYPICAL FLOOR PLAN  
3, 5, 7, 9, 11 & 13 FLOORS





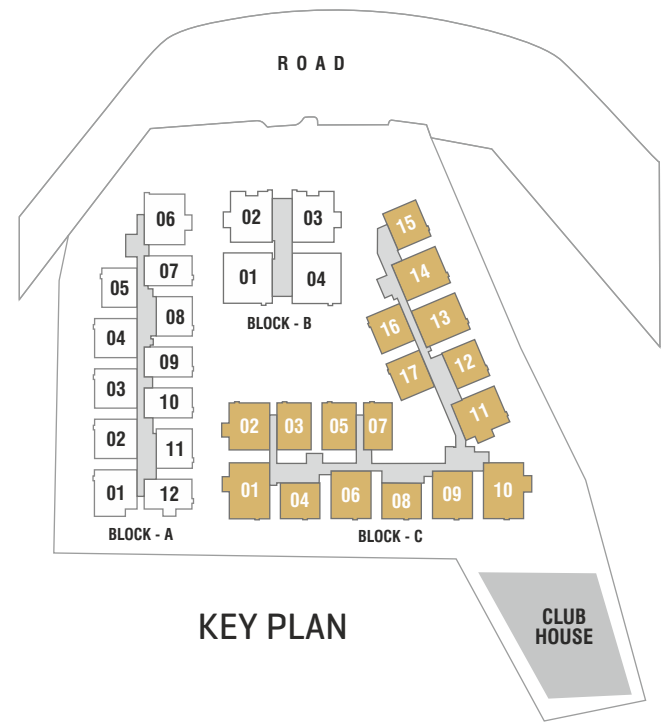
TYPE -2  
BLOCK-B  
HALF BALCONY

TYPICAL FLOOR PLAN  
3, 5, 7, 9, 11 & 13 FLOORS

TYPICAL FLOOR PLAN  
2, 4, 6, 8, 10, 12 & 14 FLOORS



TYPE -1  
BLOCK-B  
FULL BALCONY



KEY PLAN

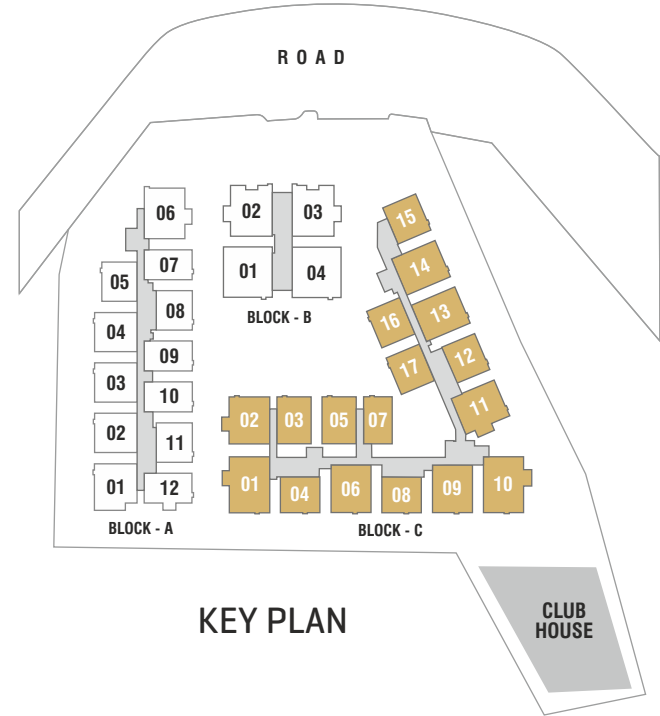


TYPICAL FLOOR PLAN  
2, 4, 6, 8, 10, 12 & 14 FLOORS

TYPE -1  
BLOCK-C  
FULL BALCONY







TYPICAL FLOOR PLAN  
3, 5, 7, 9, 11 & 13 FLOORS

TYPE -2  
BLOCK-C  
HALF BALCONY





## SPECIFICATIONS



**STRUCTURE**  
R.C.C. framed structure.



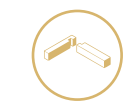
**SUPERSTRUCTURE**  
CC brick/AAC block of 8" thickness for External walls and 4" thickness for Internal walls.



**PLASTERING**  
**Internal Walls:** 12 - 18 mm thick cement plaster with smooth finishing / Gypsum Punning Plaster.  
**Ceiling:** Smooth Putty Finish  
**External:** 18mm thick cement plaster with smooth finishing.



**FLOORING**  
**Living, Dining, Bedrooms and Kitchen:** Premium vitrified GVT/Double charged tiles of reputed make  
**Balconies/Sit outs:** Premium vitrified/ceramic tiles of reputed make.  
**Bathrooms:** Anti-skid, acid resistant tiles of reputed make  
**Utility:** Anti-skid, acid resistant tiles of reputed make  
**Corridors:** Combination of granite/ vitrified tiles as per design by architect.  
**Staircase:** Combination of granite and Tandur as per design by architect.



**DADOING**  
**All Bathrooms:** Glazed tiles of standard make up to door height  
**Utility:** Glazed tiles of standard make up to 3 feet height



**JOINERY WORKS**  
**Main Door:** Designer Teak wood frame with two sides veneered flush shutter with melamine polishing finish and hardware of reputed make.  
**Internal Doors:** All internal frames are MT wood frame and two sides laminated/painted flush shutter fitted with hardware of Reputed make.  
**Toilet Doors:** MT wood frame and flush shutter with painted white, fitted with reputed hardware/Granite frame and WPC shutter with painted white, fitted with reputed hardware.  
**Windows:** 2.5 track UPVC sliding shutter with clear glass panels.  
**Railing:** SS / MS railing for staircases.



**KITCHEN**  
Provision for supply of domestic and Municipal water connections and provision for RO water purifier.  
Provision for washing machine water point at Utility.



**PAINTING**  
**Internal Walls and Ceiling:** Water based putty, one coat primer and two coats of premium emulsion paint of Asian or equivalent make.  
**External:** Combination of water based texture / putty with two coats of paint finish for all external walls.



**SECURITY NETWORK**  
CC TV cameras at identified common areas and club house with monitoring and recording system from Security room.  
Solar powered security fence around compound wall.



**ELECTRICAL**  
1. Concealed copper wiring of Polycab make/equivalent and modular switches of best brands.

2. Power outlets for air conditioners in all bedrooms.
3. Power outlets for geysers and exhaust fans in all bathrooms.
4. Power plug for cooking range chimney, refrigerator, microwave ovens, mixer/grinders in kitchen and washing machine in Utility area.
5. Three-phase power supply for each unit with individual Smart Meters
6. MCB of reputed make in all distribution boards.



**TELECOM/INTERNET/DTH**  
Provision for Internet and TV connection in each flat.  
Intercom facility for all the flats connecting Security.



**BATHROOMS & PLUMBING**  
1. All internal and external waterlines are of CPVC Ashirvad/ Equivalent.  
2. All drainage fittings and lines are of P.V.C. Ashirvad/ Equivalent.  
3. All CP and sanitary fixtures are of American Standard/Grohe/ Vitra or equivalent make.  
4. Wall mounted EWC with flush valve/ flush tank in all toilets of American Standard/Grohe/Vitra or equivalent make.



**LIFT**  
High speed automatic passenger lift with rescue device of KONE/Schindler/OTIS/ reputed make.



**GENERATOR POWER BACKUP**  
100% DG setup with acoustic enclosure and AMF.



**FIRE SAFETY**  
Fire Hydrant System (F.H.S) & Fire sprinklers in basements, Fire Alarm and public address system as per norms.



**WTP & STP**  
Domestic water made available through an exclusive water softening plant [Not RO plant]  
A Sewage Treatment Plant of adequate capacity as per norms and treated water shall be utilised for Landscape and Flushing purpose.



**LPG RETICULATION**  
Providing piped gas from centralised Gas bank to all the individual flats with prepaid gas meters.



**PARKING**  
One car park for 2 BHK and 2.5 BHK flats, Two car parks for 3 BHK flats above 1700 sft.



**CAR WASH FACILITY**  
Car wash facility shall be provided in the parking floor level at designated area.



**FACILITY FOR DIFFERENTLY ABLED**  
Access ramps at all block entrances shall be provided for differently abled.



### CONNECTIVITY

Radial Road 7 [RR 7] - 2 Mins  
 ORR-Exit No. 2 - 5 Mins  
 Nagulapalli MMTS - 9 Mins  
 Tellapur - 10 Mins  
 Financial District - 20 Mins  
 Kokapet - 25 Mins  
 Gachibowli - 25 Mins  
 HITEC City - 30 Mins  
 Raidurg Metro - 30 Mins  
 RGI Airport - 40 Mins



### WORK CENTERS

Wipro Campus - 18 Mins  
 Franklin Templeton - 20 Mins  
 Capgemini - 20 Mins  
 Microsoft Campus - 20 Mins  
 Proposed Neopolis Kokapet SEZ - 22 Mins  
 ICICI Bank - 24 Mins  
 Infosys Campus - 25 Mins  
 T-Hub - 30 Mins  
 Google Campus - 30 Mins



### RECREATION

Proposed 21 Km Solar Cycling Track - 5 Mins  
 Sky Zone, Kokapet - 18 Mins  
 Golkonda Resort - 19 Mins  
 Gandipet Lake - 20 Mins  
 Lahari Resorts - 25 Mins  
 Songs of Earth - 25 Mins  
 Mrugavani National Park - 28 Mins  
 Palm Exotica Boutique Resort - 35 Mins



### EDUCATIONAL INSTITUTIONS

Samashti Intl. School - 2 Mins  
 Delhi Public School - 5 Mins  
 Green Gables Intl. School - 7 Mins  
 Meru International School - 8 Mins  
 Open Minds - A Birla School - 9 Mins  
 The Gaudium School - 10 Mins  
 ICFAI Business School - 14 Mins  
 Manthan Intl. School - 15 Mins  
 CBIT - 18 Mins  
 Kairos International School - 20 Mins  
 Indian School of Business (ISB) - 20 Mins  
 University of Hyderabad - 25 Mins  
 Oakridge Intl. School - 25 Mins  
 Indus Intl. School - 25 Mins

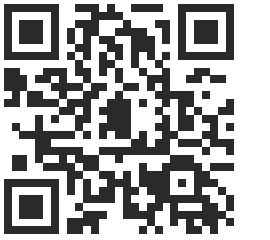


### HOSPITALS

Citizens Hospital - 20 Mins  
 Continental - 22 Mins  
 Care Hospital, Gachibowli - 28 Mins  
 AIG Hospital - 30 Mins  
 KIMS, Kothaguda - 35 Mins  
 Apollo Hospital, Kothaguda - 35 Mins

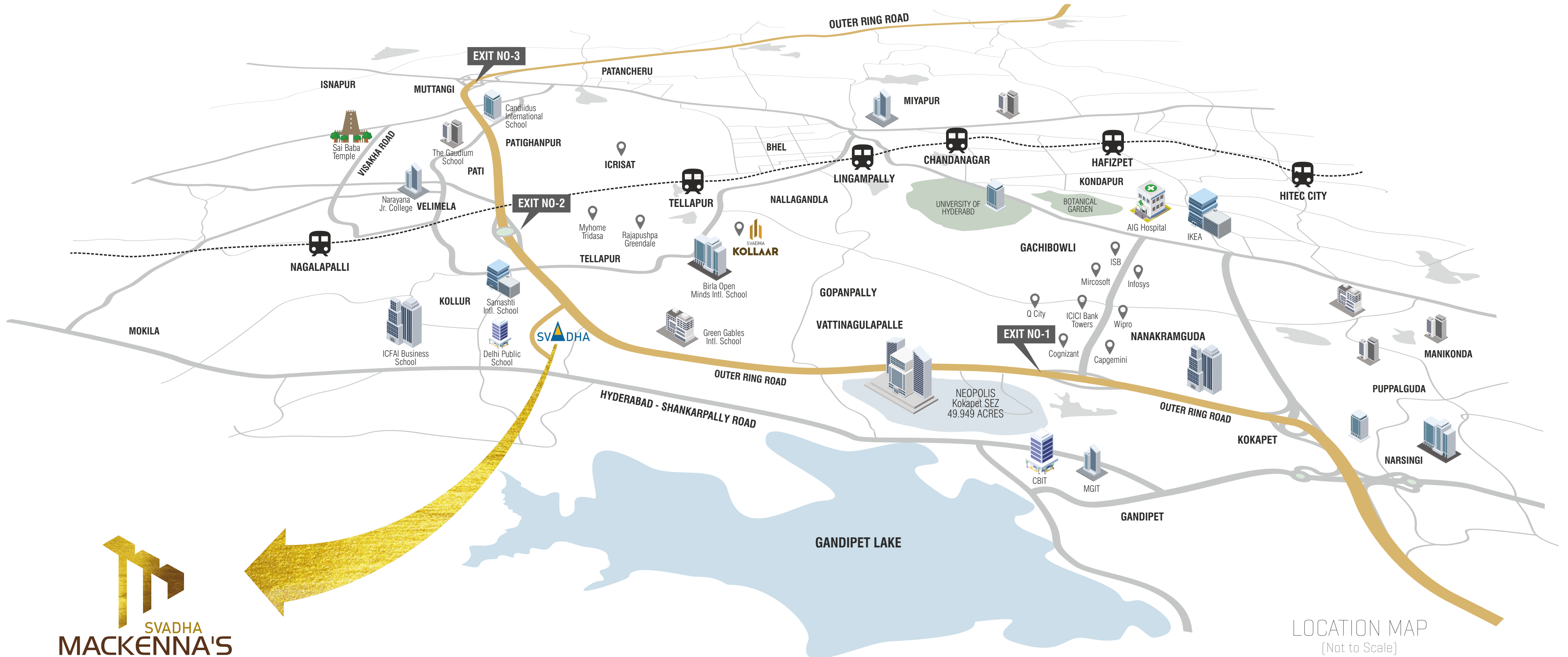
# LET FUTURE FIND YOU AT KOLLUR!

The Kokapet corridor will be the "Growth Engine of Telangana". Developed with the motto "Rise Infrastructure Hyderabad - Enhance Livability", the "Golden Triangle" - from Kokapet to Muthangi ORR will have SEZs like NEOPOLIS to accommodate 5 lakh jobs in 90 million built spaces. Kollur is THE residential thing happening with high rise and villa communities and reputed schools now. It's a peaceful neighbourhood with easy access to the ORR. A smooth drive takes you to the International Airport, and major hubs like Gachibowli, HITEC City and Financial District. With the rapid pace of development, your time to invest in Kollur starts now!



SCAN THE QR CODE TO GET DIRECTIONS TO SVADHA MACKENNA'S

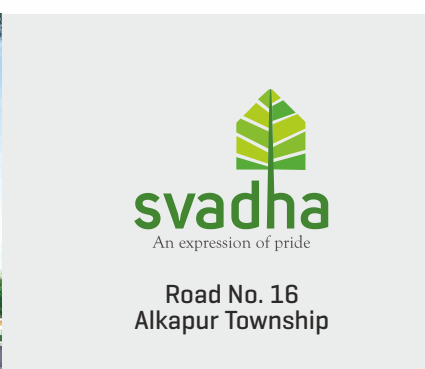
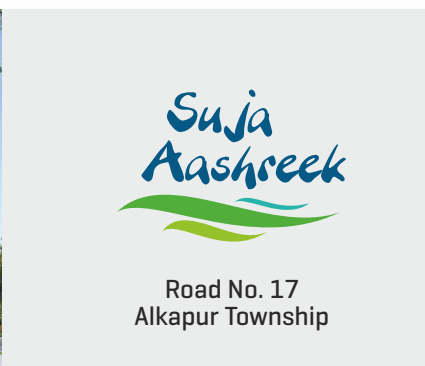
## A LOCATION WITH THE GOLDEN TOUCH



LOCATION MAP  
 [Not to Scale]



## COMPLETED PROJECTS



# A PURE 24-KARAT VALUE TO CELEBRATE!

The **Svadha Group** is founded on the pillars of care, sensitivity and attention to detail. Based out of Hyderabad, the company is trusted by hundreds of happy customers for its unwavering focus on quality, planning and on-time delivery. The spaces built by the Group have added value to investment and lifestyle to families.



### CORPORATE OFFICE:

Plot No. 61, Shilpa Hills, HITEX Road, Hyderabad - 500 084  
 info@svadhabuilders.in www.svadhabuilders.in

### MARKETING OFFICE:

Survey No. 6/A1, 6/A2, 6/AA1, 6/AA2, 2/A2, 4/A, 5/A1 and 5/A2,  
 Situated at Kollur, Hyderabad, Telangana - 502 300.

**+91 733 733 2141 / 42**

Member of



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CLUBHOUSE ARCHITECT



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LANDSCAPE CONSULTANTS



Email: naveen@naveenassociates.com

3D VISUALIZERS



Email: info@ameya360.in

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